

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 Wildoer Drive, Aspendale Gardens Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$860,000 & \$946,000

Median sale price

Median price \$1,197,500 Property Type House Suburb Aspendale Gardens

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Amaroo Dr CHELSEA HEIGHTS 3196	\$890,000	08/10/2021
2	14 Marinique Dr ASPENDALE GARDENS 3195	\$888,000	05/03/2022
3	1/2 Helmich Ct ASPENDALE GARDENS 3195	\$880,000	17/09/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/03/2022 10:18

8 Wildoer Drive, Aspendale Gardens Vic 3195



Jason C Swift

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Indicative Selling Price

\$860,000 - \$946,000

Median House Price

December quarter 2021: \$1,197,500



Property Type: Land

Land Size: 547 sqm approx

Agent Comments

Comparable Properties



2 Amaroo Dr CHELSEA HEIGHTS 3196 (VG)

Agent Comments



Price: \$890,000

Method: Sale

Date: 08/10/2021

Property Type: House (Res)

Land Size: 533 sqm approx



14 Marinique Dr ASPENDALE GARDENS 3195 (REI)

Agent Comments



Price: \$888,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Townhouse (Res)

1/2 Helmich Ct ASPENDALE GARDENS 3195 (VG)

Agent Comments



Price: \$880,000

Method: Sale

Date: 17/09/2021

Property Type: House (Res)

Land Size: 347 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216



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